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January 15, 2009

Lakeside Fire Department
12365 Parkside Street
Lakeside, CA 92040

Attn: Greg Schreiner, Fire Marshal

Subject: Fire Protection Plan-Short Form for Howland Minor Subdivision, TPM 21118,
APN 385-092-18, 8697 Golden Ridge Road

This letter is written in response to a request from the County of San Diego DPLU for a Short-Form Fire Protection Plan consistent with Article 86, Section 8601 of the California Fire Code, Section 4703 of the County Fire Code and Lakeside Fire Protection District Ordinance 08-02 Section 405 to address:

- Location: The project is located at 8697 Golden Ridge Road, west of Winter Gardens Blvd and north of the intersection of Sapota Drive and Golden Ridge. The neighborhood surrounding the majority of the site is composed of rural residential properties. The project is located within the Local Responsibility Area.
- Topography: The site itself is an east facing slope of approximately 20%. The project site is located at the bottom of the slope of a canyon. A northwest/southeast trending ridgeline is located approximately 1200 feet to the west of the project.
- Geology: The site is located near the top of a small drainage that generally extends to the north.
- Flammable Vegetation: The site currently consists of a single family residence and associated uses. As a result of the existing use of the property the entire property has been either landscaped or cleared. The project is being required to place an open space along the eastern property line as a buffer for the offsite drainage.
- Climate: As defined by the National Weather Service, San Diego has four climate zones: coastal, inland, mountain and desert climate. These climate zones are determined by several factors: proximity to the ocean, terrain, elevation and latitude. Using the Koppen system, the metropolitan areas of Southern California have a Mediterranean climate, characterized by mild, sometimes wet winters and warm, very dry summers. The Mediterranean climate includes all coastal areas, valleys and foothills. Annual precipitation amounts increase gradually from the coast to the mountain crests, then drop dramatically into the deserts. Most precipitation comes from winter storms between

November and March. The site is located within the transitional zone. Average rainfall is 13 inches per year.

■ along with the following fire-related issues:

1. Water Supply
2. Fire Access
3. Building fire resistance and ignition
4. Fire Protection Systems
5. Fire Protection Equipment
6. Defensible Space
7. Vegetation Management
8. Fire Behavior Model

1. Water Supply.

The standard conditions letter, dated July 17, 2007, for the project issued by the Lakeside Fire Protection District states that no additional hydrants are required. The existing hydrant located at 8711 Golden Ridge Road, shall provide a minimum fire flow of 2500 gallons per minute, at 20 p.s.i. in conformance with Lakeside Fire Protection District Ordinance 08-02.

2. Fire Access Roads.

Location:

The project is being accessed by a driveway from Golden Ridge Road. Fire access roads (including driveways) shall be provided so that fire apparatus may drive within 150 feet of all portions of the exterior walls and be able to pull hose line along approved pathways around all ground-level exterior portions of structures.

Deadends:

Dead end driveways/roadways serving no more than two single-family dwellings do not exceed 150 feet in length, or are provided with emergency vehicle turnarounds meeting County Fire Marshal standards generally at the terminal end. The proposed driveway is approximately 150 feet in length and has been designed with a hammerhead.

Width:

All driveways must be improved to a minimum 16' width. Section 503.2.3 of Lakeside Fire Protection District Ordinance 08-01 requires that fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus not less than 75,000 lbs. and shall be provided with an approved paved surface so as to provide all-weather driving capabilities. This exceeds the requirements within the County Fire Code.

Grade:

The grade on the proposed driveway ranges from 2 to 25%. The portion that is above 20% exceeds the grade allowable by Lakeside Fire Protection District Ordinance 08-01 Section 503.2.7. However this portion occurs east of the proposed residence location. The structures are less than 150 feet from this location.

Surface:

All roads must be installed to the standards specified in Section I-M of the County of San Diego Off-Street Parking Design Manual. Surfacing material minimum standard is based on % grade:

- i. From 0% –10% slope, all-weather surface (minimum 4" D.G.)
- ii. From 11% to 14% slope, paving must be at least 2" asphaltic concrete.
- iii. From 15% to 20%, paving must be minimum 3 ½" Portland cement concrete with deep broom finish perpendicular to the direction of travel to enhance traction.

Maintenance:

Individual property owners are responsible for maintaining driveways, gates and signs on their own parcel in compliance with fire codes.

3. **Building Construction Methods:** The construction methods for exterior wildfire exposure in a wildland-urban interface fire area shall be as provided in Chapter 7A of the County Building Code.
4. **Fire Protection Systems:** All new dwellings and attached garages will have residential fire sprinklers per County Fire Code Section 903.2.
5. **Fire Protection Equipment:** (e.g. extinguishers) Although portable fire extinguishers are recommended, none are required for this project.
6. **Defensible Space:**

- a. A minimum 100-foot Fuel Management Zone, or to the property line where development occurs adjacent to the project site, shall be established and maintained around each structure per Lakeside Fire Protection District Ordinance 08-02. Pursuant to the Project Issue Resolution Memo dated June 26, 2008 (attached), Mr. Weber of the Lakeside Fire Protection District allowed a reduction of the fuel management zone for the panhandle design to 90 feet. Additionally a detached garage would be allowed within the Limited Building Zone easement if the District approves the construction.
- b. Under circumstances of small or narrow lots, building pads must be sited so that no portion of a building or projection is closer than 30 feet from nearest property line. Mr. Weber of the Lakeside Fire Protection District agreed to waive the 30 foot setback along the southern property line so a 10 foot setback shall apply.

7. **Vegetation Management:** Prescribed Defensible Space shall be maintained on at least an annual basis or more often as needed. Planting within this region must be from an approved fire resistance planting materials list (list maintained by County of San Diego). Individual property owners are responsible for maintaining their own parcel in compliance with fire codes. Failure to maintain in fire-safe manner subjects owners to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, lien against the property.
8. **Fire Behavior Computer Modeling:** Computer Fire Behavior Model not required for this project per County Fire Marshal. Initially, computer fire behavior modeling is not required for this project. However, if some code issues are unresolved or inadequately addressed, a full FPP, prepared by a wildland fire expert, may be required, including fire behavior modeling.

Name of Person Preparing this Report

Signature, name printed, date and title of person preparing report:

PREPARED BY: Robin Church Date: January 15, 2009

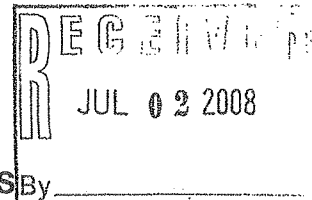
Printed Name: Robin Church Title: Principal, RC Biological Consulting, Inc.

Name of Property Owner

Signature, name printed, date and title of property owner

Owner Bill Howland Date 1/22/07

Printed Name Bill Howland Title owner



PROJECT ISSUE RESOLUTION CONFERENCE RESULTS

CONFERENCE DATE: JUNE 26, 2008

PROJECT: HOWLAND MINOR SUBDIVISION (2 LOTS);
TPM 21118

APPLICANT POINT OF CONTACT: BILL HOWLAND, 9307 CARLTON HILLS
BLVD, SUITE D, SANTEE, CA 92071

PROJECT ISSUE RESOLUTION PANEL:

GLENN RUSSELL, INTERIM DEPUTY DIRECTOR, DPLU
TROY BANKSTON, LUEG PROGRAM MANAGER, DPW

PROJECT STAFF: BETH EHSAN, PROJECT MANAGER, DPLU; ROSEMARY
ROWAN, PLANNING MANAGER, DPLU; ED SINSAY, PROJECT
MANAGER, DPW

ISSUE: The applicant has requested a waiver of the subdivision ordinance section 81.401(d), lot width. The minimum frontage width required for his project is 70 feet. The proposed lots have widths of 61.34 and 65.60 feet where they intersect with the public road. Parcel 1 contains an existing home to remain. Constraints on the site, including fire clearing setback, septic setback, and RPO wetland, result in a very limited buildable area on Parcel 2.

Staff does not believe the waiver can be supported. The average width of lots on this stretch of Golden Ridge Road is 118 feet. Staff has asked the applicant to redesign the project to use a panhandle design for one of the lots; both lots are substantially wider away from the public road which makes a panhandle design feasible. Staff has contacted the Fire Marshal of the Lakeside Fire Protection District to ask if the fire clearing requirement (and thus the Limited Building Zone) could be reduced, in order to give the applicant more flexibility to design a panhandle lot which complies with the Subdivision Ordinance.

RESOLUTION: The Project Issue Resolution Panel recommended that the applicant pursue a panhandle design. The 30 foot fire clearing setback is no longer required along the southern property boundary, so the standard 10 foot setback will apply. In addition, Chuck Weber of the Lakeside Fire Protection District agreed to allow a reduction of the fire clearing requirement, and thus the Limited Building Zone (LBZ), from 100 to 90 feet for the panhandle design. Although the buildable area would be somewhat smaller than originally proposed, it would allow for a better house design using a detached garage behind the house. A detached garage would be allowed in the Limited Building Zone if the Fire District approves the construction and if the septic lines

June 26, 2008

could be rearranged to make room for the garage. The existing shed would be removed in order to expand the septic lines.

The applicant suggested taking access for Parcel 2 from the existing driveway for Parcel 1 and the existing home to the north, but this would not work for several reasons — including the definition of a panhandle lot, lot design issues with (the road would split Parcel 1 in two), private road requirements, and the setback for the existing home on Parcel 1.

The Project Issue Resolution Panel also recommended that the applicant get a sight distance study done now, rather than waiting until the end of the process. Based on the sharp curve in the road, sight distance may be a major issue. An engineer needs to complete the study based on speed of travel on that part of the road.

During the lot redesign, the applicant should try to keep the depth to width ratio on parcel 1 below 3:1, but the 3:1 ratio is less important than the frontage requirement.

RATIONALE: It appears that it is possible to design a subdivision that conforms to frontage requirements by using a panhandle design; therefore a waiver of frontage requirements need not be considered.

RECOMMENDED DPLU/DPW PROCEDURAL CHANGES: None

LIMITATIONS: The decisions resulting from this Issue Resolution Conference are not binding on any County decision-making body including the Directors of DPLU/DPW. The decisions do not limit, or convey any additional appeal rights. These decisions are not to be considered precedent setting because they take into consideration project specific facts and have not been affirmed by either the Director of the associated department or any County Decision-Making body.

Attachment: DPLU/DPW Project Issue Resolution Form and Backup Information

cc: ✓ Bill Snipes, Snipes-Dye Associates, 8348 Center Drive, Suite G, La Mesa, CA 91942

Ed Sinsay, Project Manager, Department of Public Works, M.S. 0336

Rosemary Rowan, Planning Manager, DPLU, M.S. 0650

Brian Baca, Chief, DPLU, M.S. 0650

Jason Giffen, Chief, DPLU, M.S. 0650



Lakeside Fire Protection District

12365 Parkside St., Lakeside, CA 92040
Bus. (619) 390-2350, Fax (619) 443-1568
Mark T. Baker, Fire Chief

STANDARD CONDITIONS FOR APN 385-092-18

July 17, 2007

San Diego County
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA, 92123

RE: Following are the fire protection requirements for the above referenced APN:

- 1) Fire Apparatus Access Roads, including private residential driveways shall be provided and maintained in perpetuity for every building whenever any portion of an exterior wall of the first story is located more than 150 feet from the closest point of fire department access.
 - 2) Private residential driveways serving no more than two single family dwellings shall have a minimum unobstructed paved improved width of sixteen (16) feet.
 - 3) All gates or other structures or devices which could obstruct fire access roadways or otherwise hinder emergency operations are prohibited unless they meet standards approved by the District, and receive specific plan approval. All automatic gates across Fire Apparatus Access Roads shall be equipped with approved emergency key-operated switches overriding all command functions and opening the gate(s).
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- 4) All Fire Apparatus Access Roads and private residential driveways shall be provided with an approved paved driving surface prior to bringing any combustible building products onsite.
 - 5) No additional fire hydrants are required for this project.
 - 6) The fire hydrant located at 8711 Golden Ridge Road, located approximately 250 feet from the proposed project site, shall provide a minimum fire flow of 2500 g.p.m., at 20 p.s.i. The developer shall provide a letter from the appropriate water district stating that the required fire flow in gallons per minute is available to the site.

- 7) Automatic fire sprinkler systems may be required for interior protection of new dwellings and structures, in accordance with the specifications of the National Fire Protection Association Pamphlet #13-D, to the satisfaction of the Lakeside Fire Protection District.
- 8) Numbers and addresses shall be placed on all new or existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property to the satisfaction of the Lakeside Fire Protection District. Said numbers shall contrast with their background and shall meet the minimum size standard of 4" high and 3/8" stroke for commercial buildings.
- 9) The proposed project is located in a hazardous wild land fire area. Structures erected on the proposed project site shall comply with San Diego County Enhanced Fire Resistive Construction standards and requirements.
- 10) Within the proposed project, 100 feet of clearing of natural and combustible vegetative fuels shall be required around all buildings. The Fuel Modification Zone(s) and Defensible Space created by removing natural and combustible vegetative fuels shall be maintained in perpetuity.
- 11) The developer shall maintain a current, up-to-date Project Facility Availability Letter on file with the District until the conclusion of the proposed project.

If you have any questions concerning this project, please contact me at (619) 390-2350 ext. 307.

J. Charles Weber

J. Charles Weber
Deputy Fire Marshal/Fire Captain
Fire Prevention Division



Lakeside Fire Protection District

12365 Parkside St., Lakeside, CA 92040
Bus. (619) 390-2350, Fax (619) 443-1568

Mark T. Baker, Fire Chief

February 3, 2009

Bill Howland
8697 Golden Ridge Road
Lakeside, CA 92040

Dear Mr. Howland,

The District has received and reviewed a copy of the revised Short/Letter Form Fire Protection Plan for TPM 21118. After reviewing the document, as revised, the District has approved the revised Fire Protection Plan.

If you have any questions, please feel free to contact me at 619-390-2350 extension 307.

J. Charles Weber

J. Charles Weber
Deputy Fire Marshal/Fire Captain
Fire Prevention Division

Cc: Robin Church, RC Biological
San Diego County Dept of Planning and Land Use